

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday October 27, 2014

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa			
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.		x	
Staff Present				
	Jeff Bridges, Town Manager			x
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal		x	
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Administrative Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services			x
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffco, O&G Construction	x		
	John Morris, Bd. of Ed.	x		

1. Call to Order: Chairwoman Fortunato called the Meeting to order at 6:35 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

2. Public Comments – none

3. Approval of Minutes:

a. Minutes of the October 14, 2014 meeting. Motion was made by Dan Camilliere to approve the minutes, seconded by Ed Brymer; Discussion – Christine stated that she wanted Dave Drake & Peter Gardow changed from absent to excused.

All present voted in favor

4. Expenditures:

A. Expenditures

a. QA Architects, Inv. #7105 – 9/30/14 - \$19,531.11

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor.

b. QA Architects, Inv. #7106 – 9/30/14 - \$409.02

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion- none

All present voted in favor.

c. WB Meyer Inv. #COM-978-3/10 – 9/30/14 - \$1,100

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Ed Brymer; Discussion – none

All present voted in favor.

d. O&G, Req. #00012– 9/30/14 - \$96,110.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor.

e. G&R Valley– Req. #0006 – 9/30/14 \$331,608.90

Motion was made by Frank Dellaripa to pay this invoice, seconded by Ed Brymer; Discussion – none

All present voted in favor.

f. Ferguson Electric - Req. #0005 – 9/30/14 \$730,861.94

Motion was made Frank Dellaripa to pay this invoice, seconded by Peter Gardow; Discussion Gus said this requisition includes the generator & the gear.

All present voted in favor.

g. GDS - Req. #0006 – 9/30/14 - \$188,612.20

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa; Discussion -none

All present voted in favor.

h. G. Donovan - Req. #00006– 9/30/14 - \$121,279.50

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion - none

All present voted in favor.

i. SMI - Req. #00009 - 9/30/14 - \$126,862.90

Motion was made by Dan Camilliere to pay this invoice, seconded by Frank Dellaripa; Discussion -none

All present voted in favor.

j. L&P Gate - Req. #00007 - 9/30/14 - \$148,693.57

Motion was made by Dan Camilliere to pay this invoice, seconded by Peter Gardow; Discussion - none

All present voted in favor.

k. MJ Daly - Req. #00004 - 9/30/14 - \$1,220,148.13

Motion was made by Dan Camilliere to pay this invoice, seconded by David Drake; Discussion - Gus stated that they have received the boilers; the new rooftop unit is on the roof and fired up. One boiler is operational the other 2 are on site and will eventually be put on line. They have not gotten their commissioning items taken care of yet, but they are not that old, only started when the boilers were fired up in October.

All present voted in favor.

l. United Steel - Inv. #00007 - 9/30/14 - \$15,916.30

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion -none

All present voted in favor.

m. Davis Ulmer Sprinkler - Inv. #00006 - 9/30/14 - \$41,002.00

Motion was made by Ed Brymer to pay this invoice, seconded by Dan Camilliere; Discussion - none

All present voted in favor.

n. NT Olivia - Inv. #00002 - 9/30/14 - \$42,227.50

Motion was made by Dan Camilliere to pay this invoice, seconded by Ed Brymer; Discussion - none

All present voted in favor.

o. Urban Contractors - Inv. #00001 - 9/30/14 - \$47,927.50

Motion was made by Ed Brymer to pay this invoice, seconded by Frank Dellaripa; Discussion - the floor was put in the gym, this is bill is most likely for the bond.

All present voted in favor.

p. Spazzarini Const. - Inv. #00012 - 9/30/14 - \$321,574.54

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion -none

All present voted in favor.

4. Change Orders

a. PCO #120 - L&P Gate - Modified Joist Bridging - Rm 67 & 65a - 10/17/14 \$1,934.00

Motion was made by Frank Dellaripa to approve this PCO, seconded by Diane Fitzpatrick; Discussion - Discussion ensued regarding whether they should use the allowance with L&P to pay this invoice. It was decided to pay the invoice and hold the allowance till the end.

All present voted in favor.

b. PCO #121 - L&P Gate - Add beam reinforcing for DOAS1 - 10/17/14 \$2481.00

Motion was made by Frank Dellaripa to approve this PCO, seconded by Peter Gardow; Discussion - This item isn't a lot of steel, but where it is located it is a difficult task.

All present voted in favor

c. PCO #124* - L&P Gate - Infill at Stair #2 - 10/17/14 \$1,323.00

Motion was made by Peter Gardow to approve this PCO, seconded by Diane Fitzpatrick; Discussion - This is infill on stairs that weren't on the plans, near Stair 2 by the elevator.

All present voted in favor

d. PCO #125* - L&P Gate - added beams RTU #6 - 10/17/14 \$2,617.00

Motion was made by Dan Camilliere to approve this PCO, seconded by Frank Dellaripa; Discussion - Frank asked if this was added steel, Rusty replied that in some places modifications needed to be done.

All present voted in favor.

e. PCO #128 - SMI - Remove Slab @ 200 for Stair 12- 10/20/14 - \$7,810.12

Motion was made by Frank Dellaripa to approve this PCO, seconded by Ed Brymer; Discussion - This is where the new stairs are going in; there is a portion of slab that has to be taken out. SMI questioned whether it was to be taken out because of the drawings. Rusty stated that they are supposed to look at all the drawings. It was decided to table this PCO.

Frank Dellaripa changed the motion to from approving PCO #128 to tabling this PCO 128, seconded by Ed Brymer; Discussion - none

All present voted in favor.

f. PCO #131* - GDS - Soffit increase in Rm 14b - 10/20/14 - \$866.14

Motion was made by Ed Brymer to approve this PCO, seconded by Frank Dellaripa; Discussion - Peter asked what kind of room is this, Rusty replied the offices. Peter then asked if there will be any more of these and Rusty said there probably will.

All present voted in favor

g. PCO #135 - GDA - add temp doors, frame, HW - 10/20/14 - \$43,548.18

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - Gus said that these are additional temporary doors; we now have a total of 38 temp doors. These will be used throughout the different phases, but can't be used permanently because they get so beat up. The approximate cost for a temp door/frame/hardware is \$1,000.00.

All present voted in favor

h. PCO #136* - GDS - add drywall chase Rom 12f & 13f - 10/21/14 - \$1,636.84

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - none

All present voted in favor

I. PCO #137* - GDS - Framing changes Rm 14b & 14c - 10/21/14 - \$2,017.06

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - none

All present voted in favor

j. PCO #138 - Spazzarini - VE credit for site work - 10/22/14 - (\$7,597.00)

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - This credit is for VE#2 the redesign of the loading dock, making it a platform with no leveler.

All present voted in favor

k. PCO #139 - Food Service - VE credit for food service equipment - 10/22/14 - \$(70,215.00)

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Ed Brymer; Discussion - Rusty stated that this is the value engineering that was agreed upon. Christine asked how he was coming with the extra counter space; he said he hasn't been able to work on it yet.

All present voted in favor

5. Architect/CM

a. O&G discussion construction status

Gus stated that he had met with Finance this evening, his construction report he is showing \$2,7 million in contingency, Mike O'Neil deducted Fuss & O'Neill (\$400,000) and the fuel tank abatement (\$75,000) so that leaves the estimated contingency at approximately \$1.9 million.

Christine stated that she has spoken with O&G to do projections to see where we fall with contingency, and until we get the figures for the additional abatement work, she is scrutinizing all the change order, and more things may go on the wish list; she is going to be aggressive regarding the budget.

Gus showed the committee pictures of the progress at the school, the Board of Ed will be getting the pictures, making discs and they will be responsible for future storage of them.

Steve asked if asbestos is in SMI's scope, Christine said to a certain extent, but they have to work around the school schedule so it can only do abatement when no one is in the building which means we are paying for prime time.

Ed asked about the windows, Gus said some of the gym windows came in today and the media windows are in route, should be here by mid-November.

The duct that is feeding the gymnasium is being installed, Gus said they received a proposal but rejected it because it was \$125,000 as of right now it is down to \$95,000; out of this cost \$80,000 is for insulation.

Frank asked about the roof and how will we retain the warranty with all the work being done on the roof, Gus said that the roof is warrantied for 20 years.

The track is in, the final surface is done, by the end of the week they will do the red color and next week the lines will be completed. The public can go on it around mid-November.

The new gym is painted and the wood floor in gym will go in next week, the lights were released last week, expecting a 6 week lead time for delivery but doesn't have a confirmation yet, the rooftop unit will be installed at the end of the month.

Choral room the ceiling is painted, going to start painting walls and putting in ceiling tiles, the lights were ordered last week and again the rooftop unit will be installed the beginning of November.

The Media Center and the Band room will be next with the painting and ceiling tiles.

b. Architects Report

Rusty stated that he is reviewing the sign slab case work, the phasing is going to help us because he received another submittal on the sign slabs and will go over all the nuances that need to be changed.

He has to do a slight redesign to the chemistry area do to some chases and beams.

He has to put together some graphics for a plaque for the building and asked for a list of names that would need to be on it. This should be installed in Phase 2 of the project but can be installed at any time.

Rusty brought a sample of the gym floor to show the committee.

Steve asked if the lift is ok for the floors, Fred said that the weight of his lifts is 4800lbs, and were bought last year. Fred said that if they have to put a lift on that floor they will put ply wood over the floor to put the lift on that. Mike stated that these are LED lights and Fred said that is what the roll of the dice is that the maintenance will be minimal. If the LED lasts like they are supposed to we won't have to put a lift on that floor for a while. LED lights usually last approximately 100,000 hours.

The RFI's are coming in, and every day there is one more critical than another, they are meeting frequently to go over these.

c. Safety & Security

The Fire Department responded to a call at the high school, Fred Bushey stated it was steam release from firing up the steam boilers due to an uncapped radiator. The building was evacuated and the response was appropriate. Gus fined MJ Daly for leaving it uncapped.

Fred stated that Sonitrol is complete, and a new set of key cards were given to the Staff. Mark Jeffco stated that O&G will be going after the demo vendor for these bills.

Christine asked how we are doing with the exterior lights, Gus said they were shipped last week and are expecting them this week and as soon as they come in Ferguson will install them. Mike said Ferguson said they will be installing them this week he is assembling them at his office. Christine said with Daylight Savings time we need to make sure there is enough lighting outside, and if needed to add more temporary lighting.

6. Correspondence

a. DAS Commissioner letter re: FFE Phase**

Rusty said they received the letter from the State for the FF&E so we can go out to bid, in the letter it states that they have to re-review our renovation status. So they questioned what this is, so he spoke to Paige at the State, basically they do the math, they confirm the new project with additional funding vs. the old project still makes sense doing the renovation vs building a new school. Rusty said he went back and looked at the numbers we submitted when they applied for renovation status, when it was at the \$74 million, and they were anticipating building a new school would cost \$96 million, so even at \$84 million we are below that number. Also, back then we didn't anticipate all the abatement; it would have been added to any new building cause it would have had to be removed.

They also said we can go out to bid; and they clarified that the PO needs to be dated after the day of approval.

The second letter is to coordinating all the different forms that are out there and making sure that all the ineligibles tie in with what is on the EDO 49, the EDO 46, the Ineligibles Cost Worksheet and making sure that all the information on them are all the same. This needs to be resolved before the Town receives a \$7 million dollar payment.

The next step is going to be the renovation status, once that is in place then they have to update all the ineligibles to become eligible, that is something Colonel Thompson has to do and Rusty said he is concerned about this because he does take a little longer to do that. Mr. Emmett said we need to be aggressive with this and not let it take too long.

b. Underground tank closure report by Red Technologies (info only)**

7. Committee Reports:

Site-work / Construction – No report - Frank said he will be able to go this Wednesday.

Communications – Diane stated that they are continuing communicating the information on the building through Facebook and the PTSA Newsletters, this final phasing plan will go out in the next newsletter. Discussions on possibly doing another video walk through and post it so residents can see the progress. There has been talk of having a ribbon cutting ceremony once the additions come on line. Dan asked if January would be a good time to do a ribbon cutting, it would be nice to have a ceremony and get everyone involved.

Diane also stated that the workers that are there on the weekends, you don't even know they are there and when you see they are there they are very respectful of people's space. They try to keep to the side and be inconspicuous, but are very helpful with the kids.

Technology/Furniture – Fred stated that they are meeting tomorrow morning to nail down what is going to be ordered.

Energy/Commissioning – Peter has been following the turning on of the boilers and seems to have gone well, Mike Cannon has kept him in loop by email. Peter said there is still open items on the punch list that need to be completed.

Gus said that he will have a meeting with the contractors to ask the ones that have completed the items to close them out online, and the ones that haven't completed them; he will let them know that until the items are corrected, their invoices will not be paid.

Finance – Christine stated that they had met this evening and they bond sale should be around the holidays, upwards of \$30,000,000. The financial report will be received and posted.

8. Old Business

a. Underground tank removal RFP (Bids due November 3, 2014)

Mike Turner stated that it's out to bid, 3 firms did the walk through and the bids will be opened on November 3rd, it will need approval from SBC on 11/10 and from TC on 11/17. They will be removing the contents of the tank/cleaning the inside and filling it, it will then be abandoned in place.

b. Apple & Lenovo Price Quotes (tabled from 10/14/14 meeting) - will continue to table.

9. New Business

a. Project Phasing Plan Revision - Gus went over the revised phasing plan (rev. 10/17/14), currently we are in the largest phase and the most intricate, mechanically wise. The new plan is as follows:

The ending date for Phase 2A will move from January to April 2015.

Phase 2B time frame is the same.

Phase 3A April 2015 - August 2015

Phase 3B time frame is the same - the Kitchen starts June 2015

Phase 4 July 2015 - June 2016

All of above is contingent on the additions going on line in December. Frank asked if this phasing will save money, Gus said no, but by August we will be caught up with the old phasing plan.

Mr. Emmett said that when the Kitchen goes off line, Chartwells' will supply bagged lunches from June 1 through the end of school. He also said he didn't want corners cut, Mark Jeffco stated that the only issues have been with coordination and delivery of materials, not man power issues.

The committee was supportive of the phasing schedule.

Diane Fitzpatrick made the motion to accept the Phasing Plan Revised 10/17/14, seconded by Peter Gardow; Discussion: none.

All present voted in favor

b. Discussion of Change Order Analysis

Christine has requested this of O&G and they will be getting this together for the Committee.

11. Upcoming Dates

a. November 3, 2014 next Town Council meeting CANCELLED

b. November 10, 2014 next Regular Building Committee meeting - Christine stated we should have a contract to approve on this date for the tank removal. Diane stated she will not be able to attend the meeting on the 10th, Ed stated he may not either.

c. November 17, 2014 next Town Council meeting

12. Adjourn - Motion made by Peter Gardow seconded by Diane Fitzpatrick to adjourn.

All present voted in favor.

Meeting adjourned at 9:00 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk